



Viewings by appointment
0207 483 2611

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properties

Belsize Road, NW6 4RY

£5,417 *fees apply



A spectacular four bedroom, four bathroom (2180sqft/202.5sqm) town house with a landscaped garden, off-street parking and a roof terrace.

Arranged over four/five floors the property comprises a bright and ample reception and dining room, large separate kitchen, generous double bedroom, further study and ample storage space on the ground floor. Three additional substantial bedrooms all with bespoke wardrobes and en-suite bathrooms are laid out over the subsequent three floors.

The fourth floor provides access to a generous roof terrace offering stunning views over South Hampstead.



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- Large front and rear gardens
- Four/five bedrooms
- Four modern bathrooms
- There are no admin fees for tenants on this property
- Garden laid to lawn
- Generous roof terrace
- Ideal position in South Hampstead
- Viewings by appointment +44(0)207 483 2611



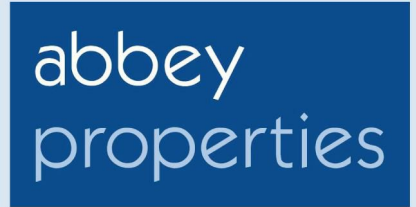
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85	(92 plus) A		83
(81-91) B			(81-91) B		
(69-80) C	72		(69-80) C	69	
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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*All Fees stated are inclusive of VAT (calculated at 20%)
Referencing Fee: £29.50 per applicant
Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).
Administration fees: £107 per property

Important Notice
In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property. They are not intended to constitute or form part of a contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All measurements, photographs, virtual tours, floor plans and distances mentioned are given as a guide and should not be relied on. Details of lease, service charge and ground rent are given as a guide and should be confirmed by your solicitor prior to exchange of contracts. The copyright of these property particulars remain exclusive property of Abbey Properties.

